HOUSING NOW

Hamilton and Brantford CMAs

Canada Mortgage and Housing Corporation

Date Released: July 2008

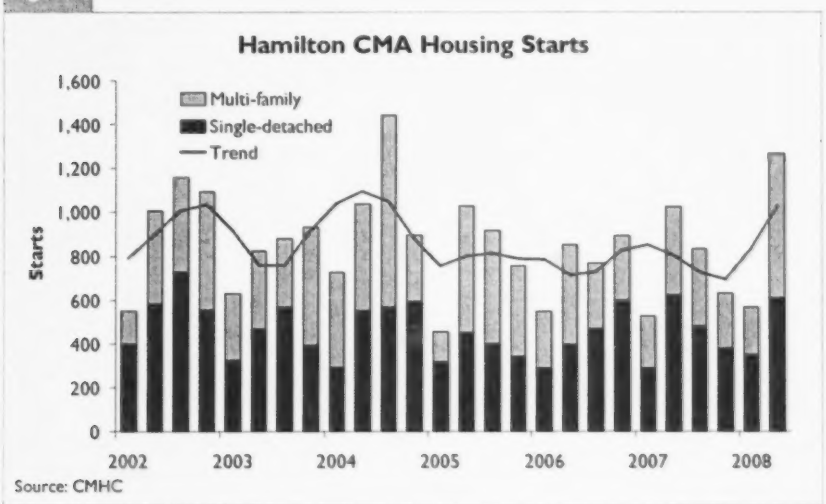
New Home Market

Townhouses Keep New Home Starts Elevated in Second Quarter

New home starts in the Hamilton and Brantford Census Metropolitan Areas (hereafter referred to as Hamilton and Brantford) last quarter were strong, increasing 23 and 42 per cent, respectively, compared to the same period last year. Strong starts of semi-detached homes and townhouses in Hamilton and townhouses in Brantford last quarter accounted for some of the increase. First half total starts are also up in Hamilton and Brantford by 18 and 30 per cent, respectively, from last year.

Although single-detached homes continue to account for approximately half of total starts in the Hamilton market, they fell behind by

Figure 1



Source: CMHC

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2 per cent last quarter as compared to last year. At the same time, starts of semi-detached homes, townhouses and apartments picked up the pace, rising 63 per cent over last year. Semi-detached starts more than doubled, townhouse starts (both freehold and condominium) increased by 76 per cent, and apartment starts also rose by 17 per cent. Condominium townhouse and apartment starts alone have increased by 86 per cent this year.

Although starts of single-detached homes were lower last quarter, their prices continue to flourish. The average price of a new single-detached home in Hamilton increased to $410,000 in the first half of 2008, a 16 per cent increase from the same period last year. Average prices rose in all municipalities of Hamilton, although the price appreciation was most pronounced in Dundas, Glanbrook and Flamborough. In Dundas, the average year-to-date price increased 30 per cent compared to the first half of 2007 to $536,000.

In Brantford last quarter, townhouse starts rose to 46 starts, compared to just 6 starts in the same period last year. Single-detached starts also rose by 12 per cent to 124 units.

Resale Market

Moderate Demand in Resale Market

The resale market in Hamilton and Brantford held strong in the second quarter, though conditions were more temperate as compared to the previous year. Sales have eased in Hamilton and Brantford and listings have increased as a result of sellers' expectations from the previous year, when price appreciation was well above the inflation rate.

In Hamilton, there were 4,141 sales of existing homes, off 5 per cent compared to last year. However, the sales-to-new listings ratio of 65 per cent indicates that Hamilton is in a sellers' market.[1] The market tightened up into the end of the quarter as the busiest home purchasing season commenced and average prices rose, keeping in line with sellers' market conditions. To date, although sales are down, the average price of an existing home in Hamilton is $285,700, up 7.5 per cent compared to the first half of the year in 2007. It is important to note that average prices varied by municipality and home type. The majority of sales occurred in the Burlington and Hamilton Mountain areas last quarter.

In Brantford, sales decreased modestly by 2 per cent last quarter to 460 units, though over half of all newly listed homes were sold during the period, resulting in a healthy balance between sales and new listings. The average price of an existing home in Brantford year-to-date is $220,600, up 6 per cent from the first half of 2007.

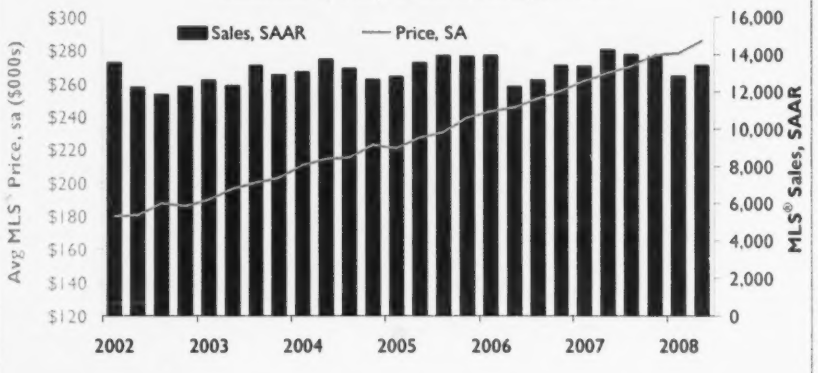
Economic Overview

Local Economy Holds Steady

This year, existing home sales have cooled as consumer confidence in the economy continues to decline. Some consumers may be wary of making big-ticket purchases such as a home or car. However, Hamilton's total unemployment rate remained relatively unchanged at 6.3 per cent last quarter compared to the same time period last year. One factor keeping the unemployment rate stable is the record high level of service sector employment, which has offset some job losses in the manufacturing sector. Manufacturing sector employment in Hamilton has hit its lowest level in over a decade.

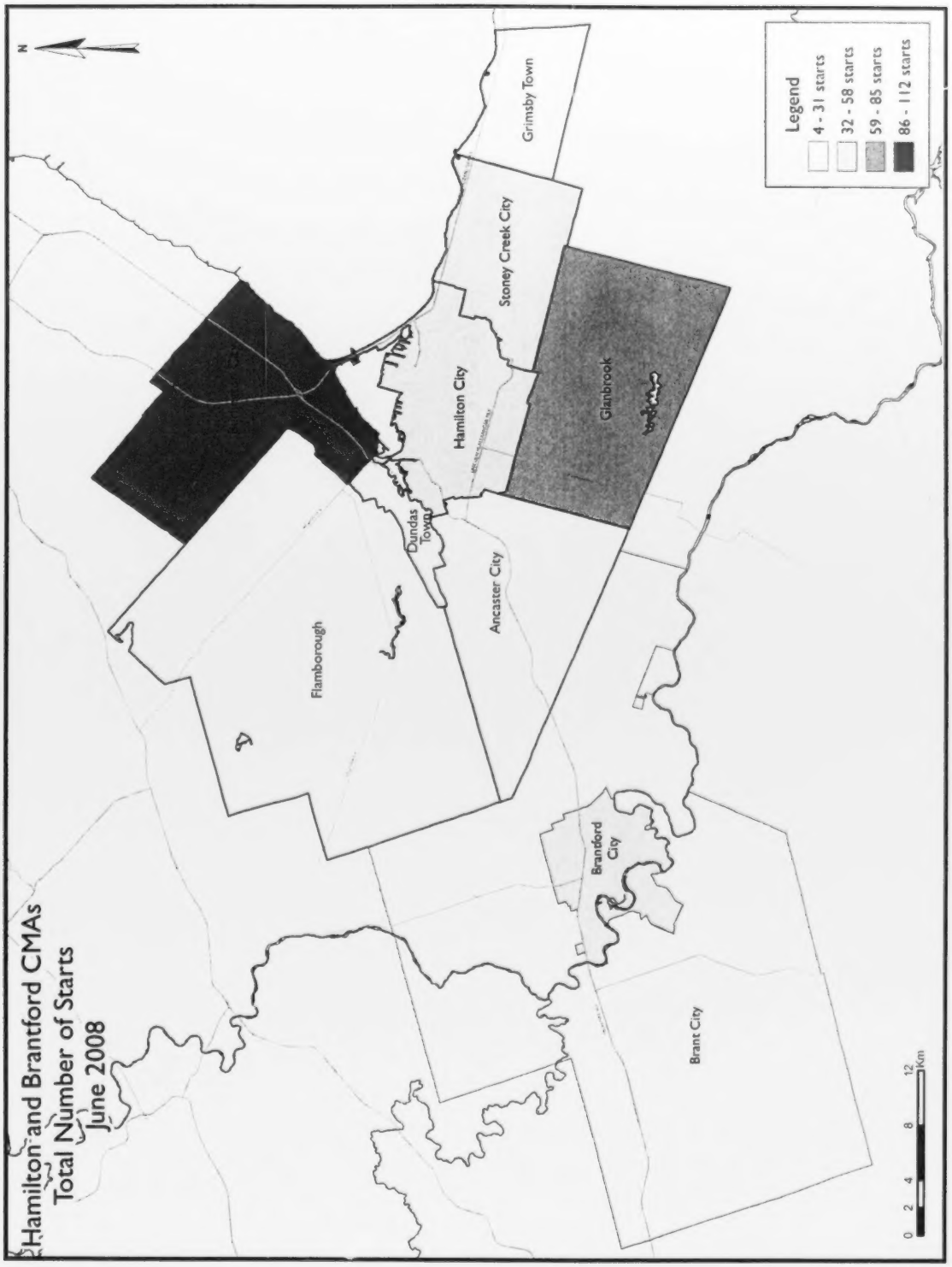
Figure 2

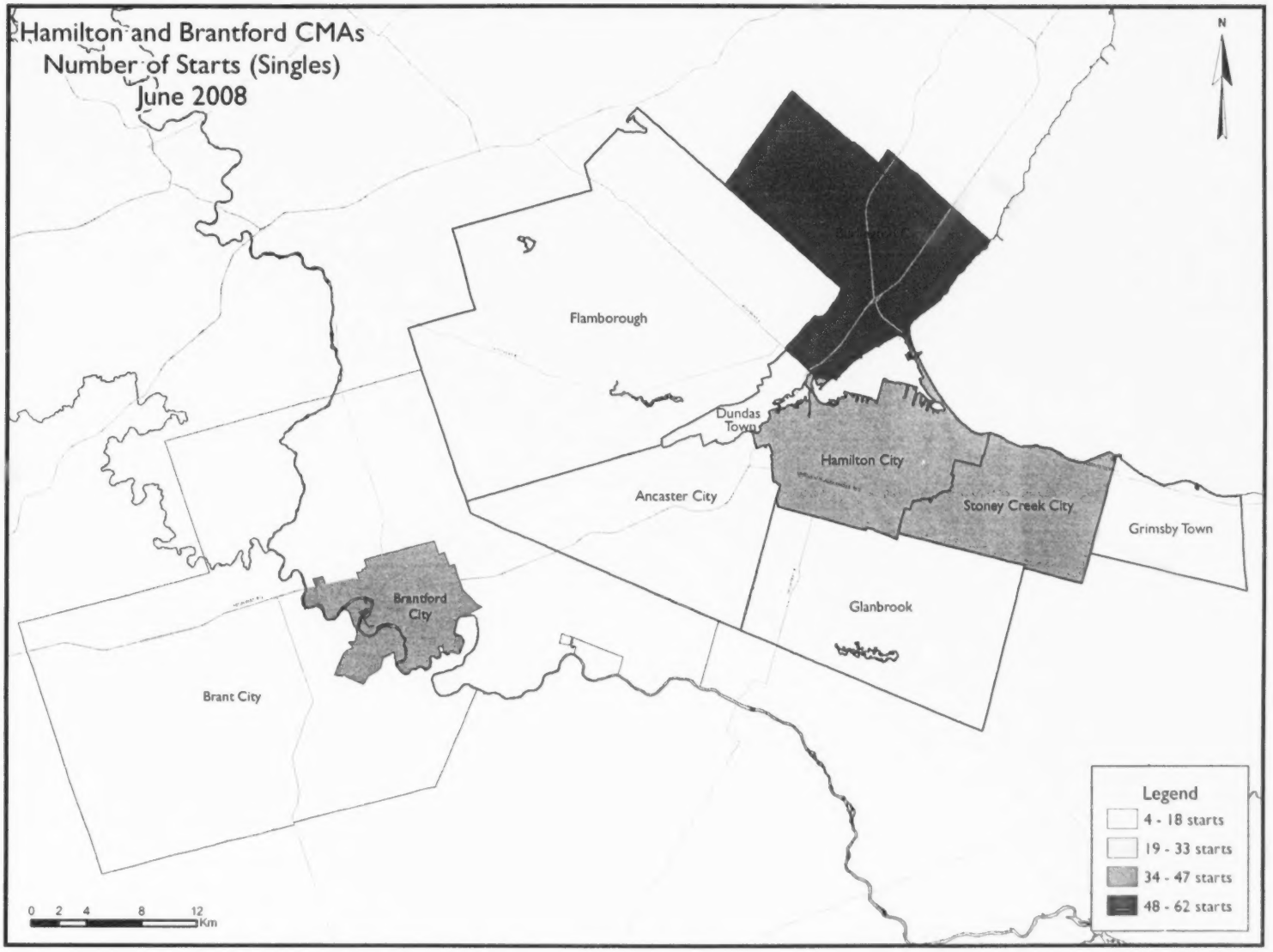
Hamilton MLS® Sales, SAAR and Seasonally Adjusted Average Price

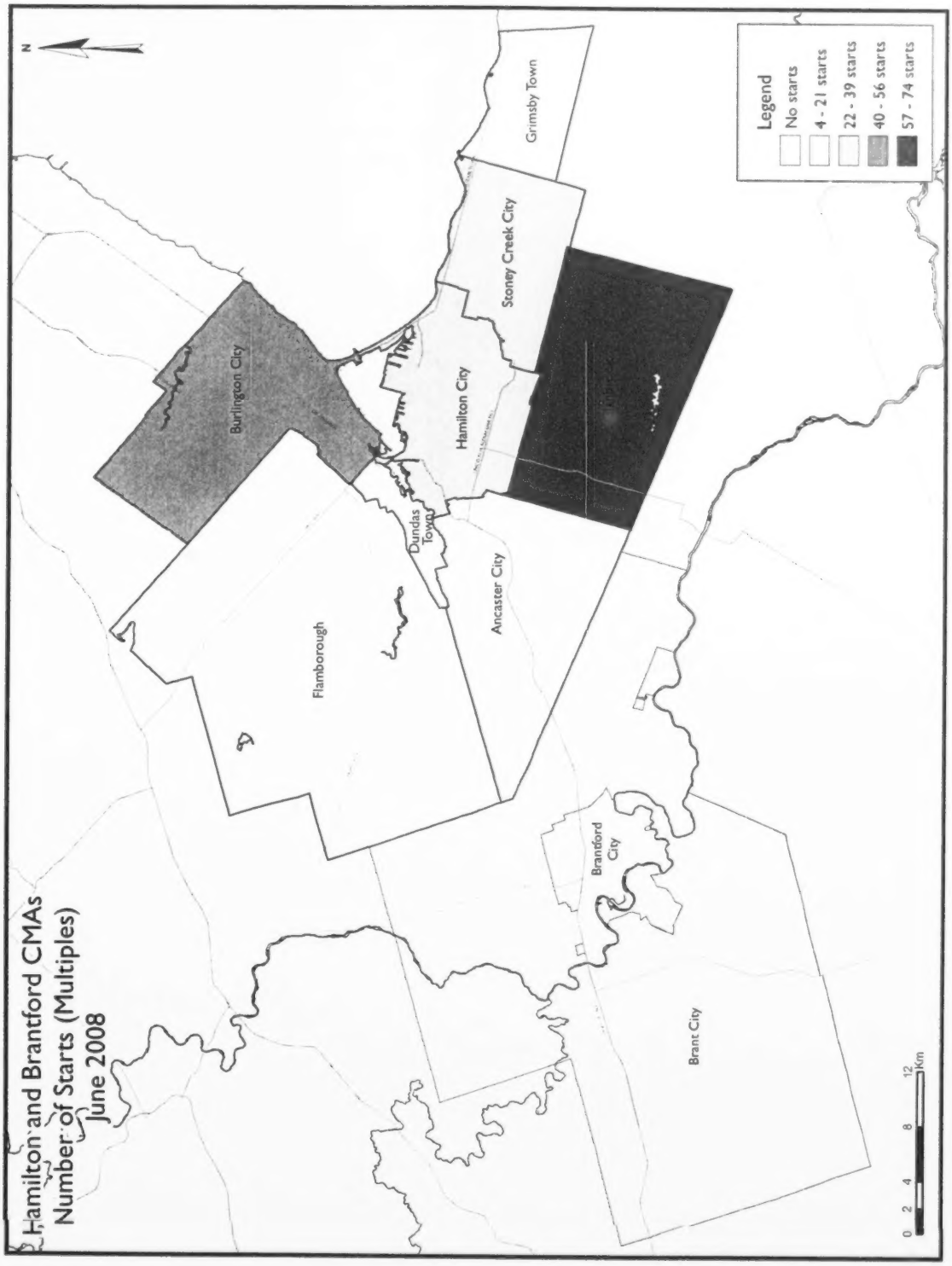


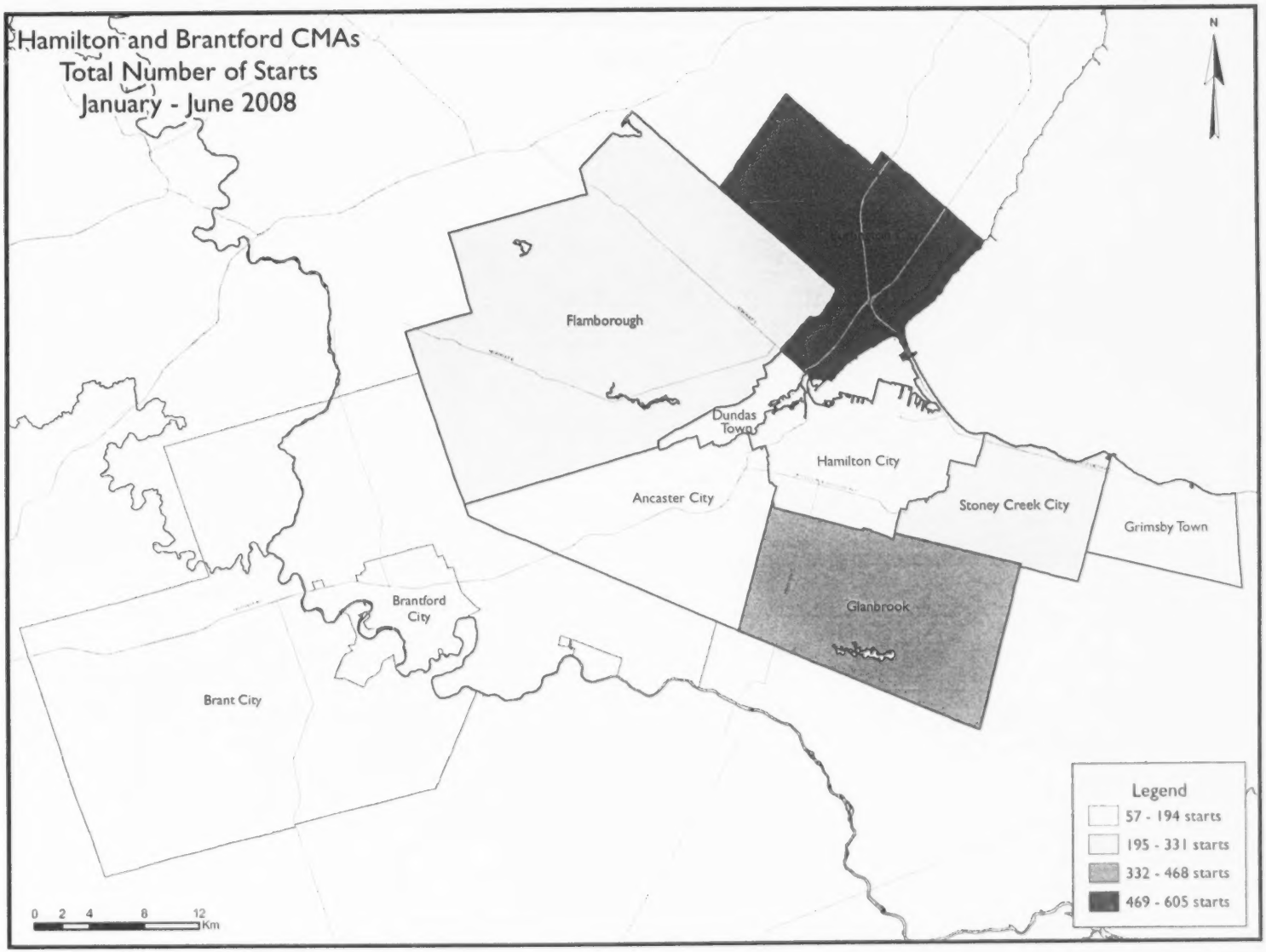
Source: HBDREB, CMHC

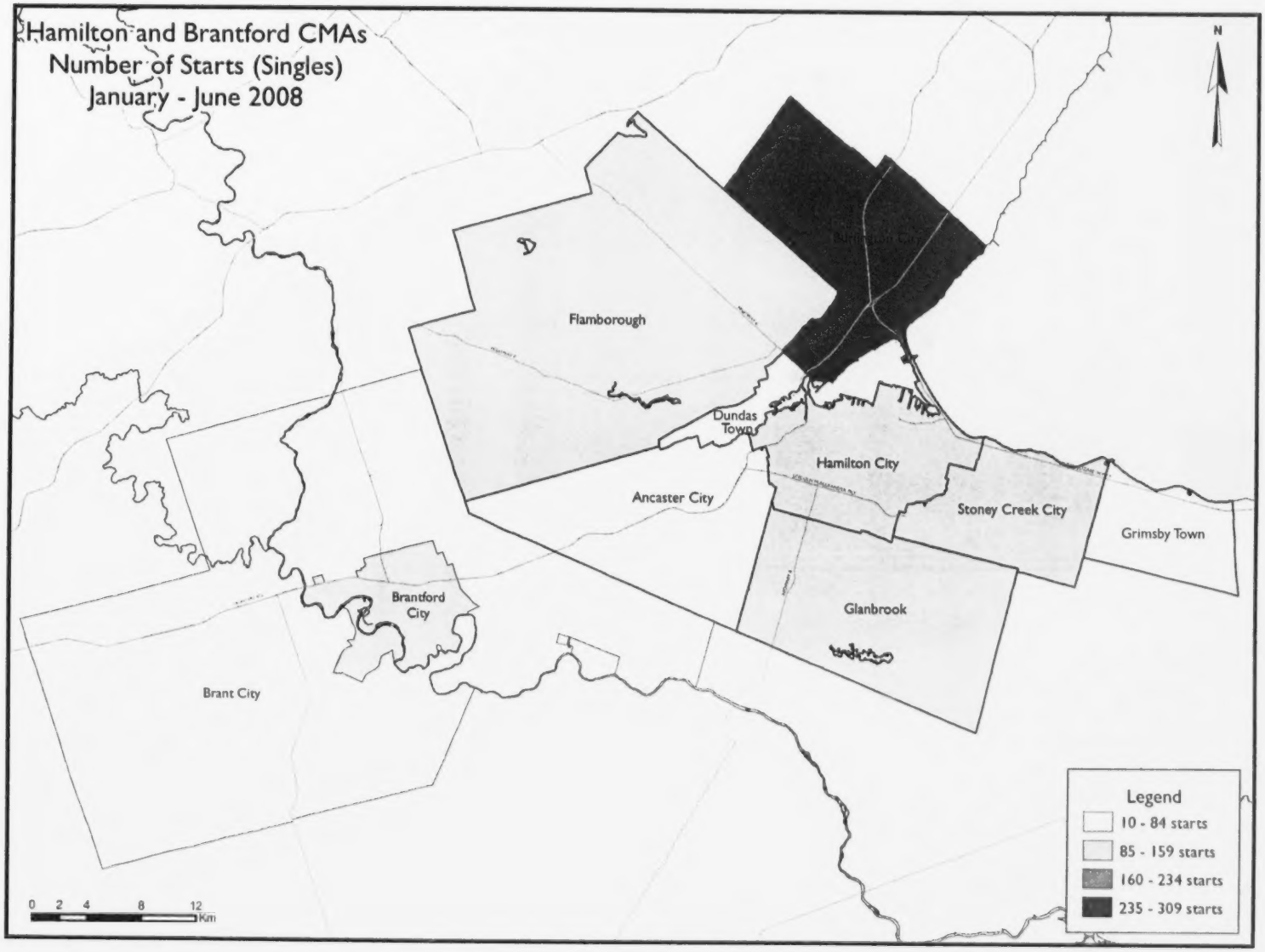
[1] A market with an SNLR above 55 per cent and prices rising above the rate of inflation signifies sellers' market conditions. Alternatively, a market with an SNLR below 32 per cent indicates buyers' market conditions and a balanced market occurs when the SNLR is between 32 and 55 per cent.

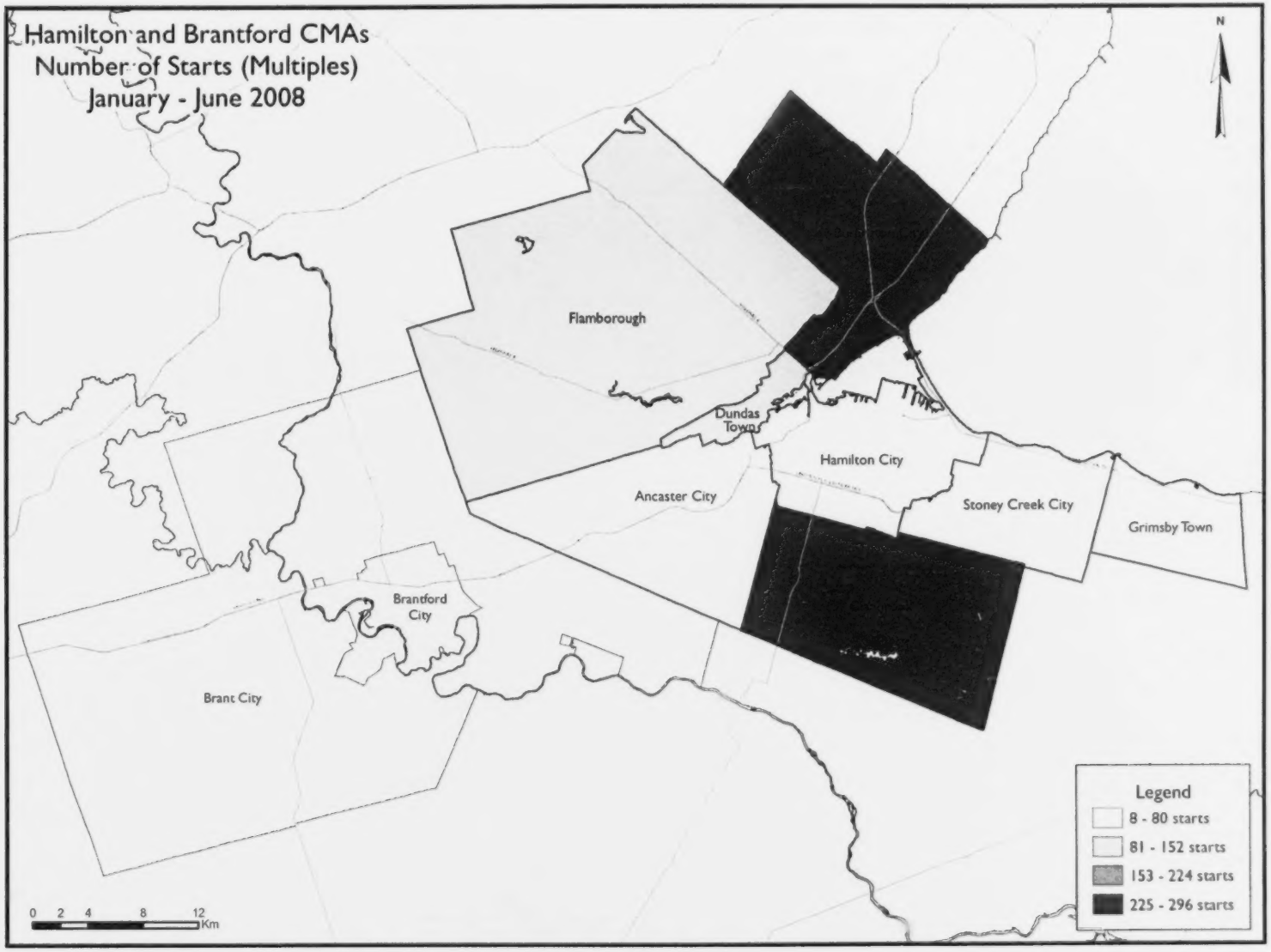

Hamilton and Brantford CMAs
Total Number of Starts
June 2008
N
Legend
4 - 31 starts
32 - 58 starts
59 - 85 starts
86 - 112 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
June 2008
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
Legend
4 - 18 starts
19 - 33 starts
34 - 47 starts
48 - 62 starts
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
June 2008
N
Legend
No starts
4 - 21 starts
22 - 39 starts
40 - 56 starts
57 - 74 starts
Burlington City
Hamilton City
Stoney Creek City
Grimsby Town
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - June 2008
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
57 - 194 starts
195 - 331 starts
332 - 468 starts
469 - 605 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - June 2008
N
Flamborough
Burlington City
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12
Km
Legend
10 - 84 starts
85 - 159 starts
160 - 234 starts
235 - 309 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - June 2008
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Brant City
0 2 4 8 12 Km
Legend
8 - 80 starts
81 - 152 starts
153 - 224 starts
225 - 296 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2008	166	24	113	0	37	0	0	0	340
June 2007	183	8	33	0	28	0	0	16	268
% Change	-9.3	200.0	**	n/a	32.1	n/a	n/a	-100.0	26.9
Year-to-date 2008	956	56	315	0	288	212	0	0	1,827
Year-to-date 2007	905	16	220	0	253	13	0	139	1,546
% Change	5.6	**	43.2	n/a	13.8	**	n/a	-100.0	18.2
UNDER CONSTRUCTION									
June 2008	1,138	58	401	2	530	524	3	127	2,783
June 2007	1,056	22	419	1	427	423	4	261	2,613
% Change	7.8	163.6	-4.3	100.0	24.1	23.9	-25.0	-51.3	6.5
COMPLETIONS									
June 2008	130	18	39	0	58	0	0	16	261
June 2007	140	0	25	0	18	0	2	14	199
% Change	-7.1	n/a	56.0	n/a	**	n/a	-100.0	14.3	31.2
Year-to-date 2008	736	68	305	3	196	0	0	26	1,334
Year-to-date 2007	826	12	341	6	174	70	32	71	1,532
% Change	-10.9	**	-10.6	-50.0	12.6	-100.0	-100.0	-63.4	-12.9
COMPLETED & NOT ABSORBED									
June 2008	75	3	30	0	9	0	0	16	133
June 2007	40	7	23	0	15	24	2	52	163
% Change	87.5	-57.1	30.4	n/a	-40.0	-100.0	-100.0	-69.2	-18.4
ABSORBED									
June 2008	132	18	50	0	57	0	0	0	257
June 2007	152	0	24	0	30	0	2	10	218
% Change	-13.2	n/a	108.3	n/a	90.0	n/a	-100.0	-100.0	17.9
Year-to-date 2008	723	67	298	3	199	24	0	51	1,365
Year-to-date 2007	844	12	333	6	167	71	34	120	1,587
% Change	-14.3	**	-10.5	-50.0	19.2	-66.2	-100.0	-57.5	-14.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2008	52	0	0	0	15	0	0	0	67
June 2007	68	2	0	0	0	0	0	0	70
% Change	-23.5	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-4.3
Year-to-date 2008	160	2	20	1	37	21	0	2	243
Year-to-date 2007	142	4	6	0	35	0	0	0	187
% Change	12.7	-50.0	**	n/a	5.7	n/a	n/a	n/a	29.9
UNDER CONSTRUCTION									
June 2008	168	2	14	5	51	21	0	2	263
June 2007	126	4	6	0	23	0	0	0	159
% Change	33.3	-50.0	133.3	n/a	121.7	n/a	n/a	n/a	65.4
COMPLETIONS									
June 2008	27	0	6	1	19	0	0	0	53
June 2007	54	0	0	0	13	0	0	0	67
% Change	-50.0	n/a	n/a	n/a	46.2	n/a	n/a	n/a	-20.9
Year-to-date 2008	211	10	20	6	30	0	0	0	277
Year-to-date 2007	177	0	0	4	36	0	0	3	220
% Change	19.2	n/a	n/a	50.0	-16.7	n/a	n/a	-100.0	25.9
COMPLETED & NOT ABSORBED									
June 2008	83	2	16	3	33	0	5	0	142
June 2007	82	0	0	4	41	0	11	3	141
% Change	1.2	n/a	n/a	-25.0	-19.5	n/a	-54.5	-100.0	0.7
ABSORBED									
June 2008	42	0	5	4	9	0	0	0	60
June 2007	51	0	0	0	9	0	1	0	61
% Change	-17.6	n/a	n/a	n/a	0.0	n/a	-100.0	n/a	-1.6
Year-to-date 2008	230	10	9	7	31	0	1	0	288
Year-to-date 2007	189	0	0	1	29	0	2	0	221
% Change	21.7	n/a	n/a	**	6.9	n/a	-50.0	n/a	30.3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
June 2008	96	6	95	0	23	0	0	0	220
June 2007	116	6	33	0	0	0	0	16	171
Hamilton City									
June 2008	34	4	20	0	0	0	0	0	58
June 2007	29	0	0	0	0	0	0	16	45
Stoney Creek City									
June 2008	36	2	13	0	7	0	0	0	58
June 2007	29	0	0	0	0	0	0	0	29
Ancaster City									
June 2008	7	0	0	0	4	0	0	0	11
June 2007	12	0	4	0	0	0	0	0	16
Dundas Town									
June 2008	4	0	0	0	0	0	0	0	4
June 2007	1	0	0	0	0	0	0	0	1
Flamborough									
June 2008	7	0	0	0	0	0	0	0	7
June 2007	8	4	0	0	0	0	0	0	12
Glanbrook									
June 2008	8	0	62	0	12	0	0	0	82
June 2007	37	2	29	0	0	0	0	0	68
Burlington City									
June 2008	62	18	18	0	14	0	0	0	112
June 2007	57	2	0	0	28	0	0	0	87
Grimsby Town									
June 2008	8	0	0	0	0	0	0	0	8
June 2007	10	0	0	0	0	0	0	0	10
Hamilton CMA									
June 2008	166	24	113	0	37	0	0	0	340
June 2007	183	8	33	0	28	0	0	16	268
Brant City									
June 2008	17	0	0	0	0	0	0	0	17
June 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2008	35	0	0	0	15	0	0	0	50
June 2007	46	2	0	0	0	0	0	0	48
Brantford CMA									
June 2008	52	0	0	0	15	0	0	0	67
June 2007	68	2	0	0	0	0	0	0	70

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
June 2008	731	12	325	0	441	243	3	127	1,882
June 2007	742	18	298	1	295	233	0	153	1,740
Hamilton City									
June 2008	193	6	20	0	17	119	3	127	485
June 2007	178	2	6	1	0	119	0	153	459
Stoney Creek City									
June 2008	125	2	50	0	15	0	0	0	192
June 2007	88	0	62	0	64	0	0	0	214
Ancaster City									
June 2008	67	2	14	0	76	0	0	0	159
June 2007	63	0	52	0	113	10	0	0	238
Dundas Town									
June 2008	9	0	6	0	30	124	0	0	169
June 2007	8	2	0	0	0	62	0	0	72
Flamborough									
June 2008	163	0	110	0	0	0	0	0	273
June 2007	47	10	0	0	0	0	0	0	57
Glanbrook									
June 2008	174	2	125	0	303	0	0	0	604
June 2007	358	4	178	0	118	42	0	0	700
Burlington City									
June 2008	364	46	68	2	89	281	0	0	850
June 2007	274	4	110	0	132	190	4	108	822
Grimsby Town									
June 2008	43	0	8	0	0	0	0	0	51
June 2007	40	0	11	0	0	0	0	0	51
Hamilton CMA									
June 2008	1,138	58	401	2	530	524	3	127	2,783
June 2007	1,056	22	419	1	427	423	4	261	2,613
Brant City									
June 2008	47	0	6	0	0	21	0	0	74
June 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2008	121	2	8	5	51	0	0	2	189
June 2007	66	4	0	0	23	0	0	0	93
Brantford CMA									
June 2008	168	2	14	5	51	21	0	2	263
June 2007	126	4	6	0	23	0	0	0	159

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
June 2008	82	6	13	0	10	0	0	16	127
June 2007	103	0	19	0	16	0	0	14	152
Hamilton City									
June 2008	17	6	0	0	0	0	0	16	39
June 2007	24	0	0	0	0	0	0	14	38
Stoney Creek City									
June 2008	21	0	7	0	0	0	0	0	28
June 2007	8	0	7	0	0	0	0	0	15
Ancaster City									
June 2008	16	0	0	0	6	0	0	0	22
June 2007	17	0	0	0	5	0	0	0	22
Dundas Town									
June 2008	5	0	0	0	0	0	0	0	5
June 2007	0	0	0	0	0	0	0	0	0
Flamborough									
June 2008	9	0	0	0	0	0	0	0	9
June 2007	8	0	0	0	0	0	0	0	8
Glanbrook									
June 2008	14	0	6	0	4	0	0	0	24
June 2007	46	0	12	0	11	0	0	0	69
Burlington City									
June 2008	34	12	18	0	48	0	0	0	112
June 2007	35	0	6	0	2	0	2	0	45
Grimsby Town									
June 2008	14	0	8	0	0	0	0	0	22
June 2007	2	0	0	0	0	0	0	0	2
Hamilton CMA									
June 2008	130	18	39	0	58	0	0	16	261
June 2007	140	0	25	0	18	0	2	14	199
Brant City									
June 2008	13	0	0	0	0	0	0	0	13
June 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2008	14	0	6	1	19	0	0	0	40
June 2007	30	0	0	0	13	0	0	0	43
Brantford CMA									
June 2008	27	0	6	1	19	0	0	0	53
June 2007	54	0	0	0	13	0	0	0	67

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
June 2008	50	3	24	0	0	0	0	16	93
June 2007	28	7	19	0	4	0	0	4	62
Hamilton City									
June 2008	1	1	0	0	0	0	0	16	18
June 2007	2	0	0	0	0	0	0	4	6
Stoney Creek City									
June 2008	49	1	14	0	0	0	0	0	64
June 2007	25	2	19	0	3	0	0	0	49
Ancaster City									
June 2008	0	0	3	0	0	0	0	0	3
June 2007	1	0	0	0	0	0	0	0	1
Dundas Town									
June 2008	0	0	0	0	0	0	0	0	0
June 2007	0	0	0	0	0	0	0	0	0
Flamborough									
June 2008	0	0	0	0	0	0	0	0	0
June 2007	0	4	0	0	0	0	0	0	4
Glanbrook									
June 2008	0	1	7	0	0	0	0	0	8
June 2007	0	1	0	0	1	0	0	0	2
Burlington City									
June 2008	9	0	3	0	9	0	0	0	21
June 2007	3	0	4	0	11	24	2	48	92
Grimsby Town									
June 2008	16	0	3	0	0	0	0	0	19
June 2007	9	0	0	0	0	0	0	0	9
Hamilton CMA									
June 2008	75	3	30	0	9	0	0	16	133
June 2007	40	7	23	0	15	24	2	52	163
Brant City									
June 2008	14	0	4	0	0	0	0	0	18
June 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2008	69	2	12	3	33	0	5	0	124
June 2007	69	0	0	4	41	0	11	3	128
Brantford CMA									
June 2008	83	2	16	3	33	0	5	0	142
June 2007	82	0	0	4	41	0	11	3	141

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
June 2008	82	6	17	0	10	0	0	0	115
June 2007	112	0	18	0	16	0	0	10	156
Hamilton City									
June 2008	20	6	0	0	0	0	0	0	26
June 2007	26	0	0	0	0	0	0	10	36
Stoney Creek City									
June 2008	17	0	11	0	0	0	0	0	28
June 2007	14	0	6	0	0	0	0	0	20
Ancaster City									
June 2008	16	0	0	0	6	0	0	0	22
June 2007	17	0	0	0	5	0	0	0	22
Dundas Town									
June 2008	5	0	0	0	0	0	0	0	5
June 2007	0	0	0	0	0	0	0	0	0
Flamborough									
June 2008	10	0	0	0	0	0	0	0	10
June 2007	9	0	0	0	0	0	0	0	9
Glanbrook									
June 2008	14	0	6	0	4	0	0	0	24
June 2007	46	0	12	0	11	0	0	0	69
Burlington City									
June 2008	38	12	25	0	47	0	0	0	122
June 2007	35	0	6	0	14	0	2	0	57
Grimsby Town									
June 2008	12	0	8	0	0	0	0	0	20
June 2007	5	0	0	0	0	0	0	0	5
Hamilton CMA									
June 2008	132	18	50	0	57	0	0	0	257
June 2007	152	0	24	0	30	0	2	10	218
Brant City									
June 2008	17	0	0	0	0	0	0	0	17
June 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2008	25	0	5	4	9	0	0	0	43
June 2007	28	0	0	0	9	0	1	0	38
Brantford CMA									
June 2008	42	0	5	4	9	0	0	0	60
June 2007	51	0	0	0	9	0	1	0	61

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923
% Change	8.0	-19.3	-46.8	n/a	5.8	118.1	-70.4	-100.0	8.2
1998	1,731	176	666	0	539	436	27	52	3,627

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377
% Change	30.1	0.0	n/a	-100.0	-57.7	n/a	n/a	n/a	5.6
1998	239	16	0	31	71	0	0	0	357

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	% Change
Hamilton CMA	166	183	24	8	150	61	0	16	340	268	26.9
New City of Hamilton	96	116	6	6	118	33	0	16	220	171	28.7
Hamilton City	34	29	4	0	20	0	0	16	58	45	28.9
Stoney Creek City	36	29	2	0	20	0	0	0	58	29	100.0
Ancaster City	7	12	0	0	4	4	0	0	11	16	-31.3
Dundas Town	4	1	0	0	0	0	0	0	4	1	**
Flamborough	7	8	0	4	0	0	0	0	7	12	-41.7
Glanbrook	8	37	0	2	74	29	0	0	82	68	20.6
Burlington City	62	57	18	2	32	28	0	0	112	87	28.7
Grimsby Town	8	10	0	0	0	0	0	0	8	10	-20.0
Brantford CMA	52	68	0	2	15	0	0	0	67	70	-4.3
Brant City	17	n/a	0	n/a	0	n/a	0	n/a	17	n/a	n/a
Brantford City	35	46	0	2	15	0	0	0	50	48	4.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	956	905	66	18	593	471	212	152	1,827	1,546	18.2
New City of Hamilton	598	613	14	16	491	302	62	139	1165	1070	8.9
Hamilton City	151	164	10	0	20	0	0	139	181	303	-40.3
Stoney Creek City	158	93	2	0	45	30	0	0	205	123	66.7
Ancaster City	51	48	2	0	23	50	0	0	76	98	-22.4
Dundas Town	10	5	0	2	36	0	62	0	108	7	**
Flamborough	139	35	0	10	110	0	0	0	249	45	**
Glanbrook	89	262	0	4	257	222	0	0	346	488	-29.1
Burlington City	309	253	52	2	94	158	150	13	605	426	42.0
Grimsby Town	49	39	0	0	8	11	0	0	57	50	14.0
Brantford CMA	161	142	2	4	57	41	23	0	243	187	29.9
Brant City	48	n/a	0	n/a	6	n/a	21	n/a	75	n/a	n/a
Brantford City	113	75	2	4	51	35	2	0	168	114	47.4

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Hamilton CMA	150	61	0	0	0	0	0	16
New City of Hamilton	118	33	0	0	0	0	0	16
Hamilton City	20	0	0	0	0	0	0	16
Stoney Creek City	20	0	0	0	0	0	0	0
Ancaster City	4	4	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	74	29	0	0	0	0	0	0
Burlington City	32	28	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	15	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	15	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	593	471	0	0	212	13	0	139
New City of Hamilton	491	302	0	0	62	0	0	139
Hamilton City	20	0	0	0	0	0	0	139
Stoney Creek City	45	30	0	0	0	0	0	0
Ancaster City	23	50	0	0	0	0	0	0
Dundas Town	36	0	0	0	62	0	0	0
Flamborough	110	0	0	0	0	0	0	0
Glanbrook	257	222	0	0	0	0	0	0
Burlington City	94	158	0	0	150	13	0	0
Grimsby Town	8	11	0	0	0	0	0	0
Brantford CMA	57	41	0	0	21	0	2	0
Brant City	6	n/a	0	n/a	21	n/a	0	n/a
Brantford City	51	35	0	0	0	0	2	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Hamilton CMA	303	224	37	28	0	16	340	268
New City of Hamilton	197	155	23	0	0	16	220	171
Hamilton City	58	29	0	0	0	16	58	45
Stoney Creek City	51	29	7	0	0	0	58	29
Ancaster City	7	16	4	0	0	0	11	16
Dundas Town	4	1	0	0	0	0	4	1
Flamborough	7	12	0	0	0	0	7	12
Glanbrook	70	68	12	0	0	0	82	68
Burlington City	98	59	14	28	0	0	112	87
Grimsby Town	8	10	0	0	0	0	8	10
Brantford CMA	52	70	15	0	0	0	67	70
Brant City	17	n/a	0	n/a	0	n/a	17	n/a
Brantford City	35	48	15	0	0	0	50	48

Table 2.5: Starts by Submarket and by Intended Market
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,327	1,141	500	266	0	139	1,827	1,546
New City of Hamilton	895	780	270	151	0	139	1,165	1,070
Hamilton City	181	164	0	0	0	139	181	303
Stoney Creek City	198	123	7	0	0	0	205	123
Ancaster City	53	52	23	46	0	0	76	98
Dundas Town	16	7	92	0	0	0	108	7
Flamborough	249	45	0	0	0	0	249	45
Glanbrook	198	383	148	105	0	0	346	488
Burlington City	375	311	230	115	0	0	605	426
Grimsby Town	57	50	0	0	0	0	57	50
Brantford CMA	182	152	59	35	2	0	243	187
Brant City	54	n/a	21	n/a	0	n/a	75	n/a
Brantford City	128	79	38	35	2	0	168	114

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	% Change
Hamilton CMA	130	140	20	4	95	41	16	14	261	199	31.2
New City of Hamilton	82	103	6	0	23	35	16	14	127	152	-16.4
Hamilton City	17	24	6	0	0	0	16	14	39	38	2.6
Stoney Creek City	21	8	0	0	7	7	0	0	28	15	86.7
Ancaster City	16	17	0	0	6	5	0	0	22	22	0.0
Dundas Town	5	0	0	0	0	0	0	0	5	0	n/a
Flamborough	9	8	0	0	0	0	0	0	9	8	12.5
Glanbrook	14	46	0	0	10	23	0	0	24	69	-65.2
Burlington City	34	35	14	4	64	6	0	0	112	45	148.9
Grimsby Town	14	2	0	0	8	0	0	0	22	2	**
Brantford CMA	28	54	0	0	25	13	0	0	53	67	-20.9
Brant City	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	15	30	0	0	25	13	0	0	40	43	-7.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Hamilton CMA	739	832	70	30	499	529	26	141	1334	1532	-12.9
New City of Hamilton	432	631	18	12	277	299	26	71	753	1013	-25.7
Hamilton City	126	107	10	6	0	6	26	71	162	190	-14.7
Stoney Creek City	114	60	0	2	67	59	0	0	181	121	49.6
Ancaster City	53	117	0	0	83	101	0	0	136	218	-37.6
Dundas Town	10	6	2	0	0	0	0	0	12	6	100.0
Flamborough	46	31	2	2	0	0	0	0	48	33	45.5
Glanbrook	83	310	4	2	127	133	0	0	214	445	-51.9
Burlington City	243	180	52	18	167	230	0	70	462	498	-7.2
Grimsby Town	64	21	0	0	55	0	0	0	119	21	**
Brantford CMA	217	181	10	0	50	36	0	3	277	220	25.9
Brant City	85	n/a	0	n/a	0	n/a	0	n/a	85	n/a	n/a
Brantford City	132	137	10	0	50	36	0	3	192	176	9.1

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Hamilton CMA	95	41	0	0	0	0	16	14
New City of Hamilton	23	35	0	0	0	0	16	14
Hamilton City	0	0	0	0	0	0	16	14
Stoney Creek City	7	7	0	0	0	0	0	0
Ancaster City	6	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	10	23	0	0	0	0	0	0
Burlington City	64	6	0	0	0	0	0	0
Grimsby Town	8	0	0	0	0	0	0	0
Brantford CMA	25	13	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	25	13	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	499	509	0	20	0	70	26	71
New City of Hamilton	277	299	0	0	0	0	26	71
Hamilton City	0	6	0	0	0	0	26	71
Stoney Creek City	67	59	0	0	0	0	0	0
Ancaster City	83	101	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	127	133	0	0	0	0	0	0
Burlington City	167	210	0	20	0	70	0	0
Grimsby Town	55	0	0	0	0	0	0	0
Brantford CMA	50	36	0	0	0	0	0	3
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	50	36	0	0	0	0	0	3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Hamilton CMA	187	165	58	18	16	16	261	199
New City of Hamilton	101	122	10	16	16	14	127	152
Hamilton City	23	24	0	0	16	14	39	38
Stoney Creek City	28	15	0	0	0	0	28	15
Ancaster City	16	17	6	5	0	0	22	22
Dundas Town	5	0	0	0	0	0	5	0
Flamborough	9	8	0	0	0	0	9	8
Glanbrook	20	58	4	11	0	0	24	69
Burlington City	64	41	48	2	0	2	112	45
Grimsby Town	22	2	0	0	0	0	22	2
Brantford CMA	33	54	20	13	0	0	53	67
Brant City	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	20	30	20	13	0	0	40	43

Table 3.5: Completions by Submarket and by Intended Market January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Hamilton CMA	1,109	1,179	199	250	26	103	1,334	1,532
New City of Hamilton	630	847	97	95	26	71	753	1,013
Hamilton City	133	119	3	0	26	71	162	190
Stoney Creek City	181	104	0	17	0	0	181	121
Ancaster City	77	171	59	47	0	0	136	218
Dundas Town	12	6	0	0	0	0	12	6
Flamborough	48	33	0	0	0	0	48	33
Glanbrook	179	414	35	31	0	0	214	445
Burlington City	360	311	102	155	0	32	462	498
Grimsby Town	119	21	0	0	0	0	119	21
Brantford CMA	241	177	36	40	0	3	277	220
Brant City	85	n/a	0	n/a	0	n/a	85	n/a
Brantford City	156	133	36	40	0	3	192	176

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
June 2008	1	1.2	4	4.9	10	12.2	20	24.4	47	57.3	82	375,337	410,285
June 2007	3	2.7	11	9.8	33	29.5	29	25.9	36	32.1	112	315,495	328,194
Year-to-date 2008	3	0.7	19	4.6	68	16.4	117	28.3	207	50.0	414	349,995	385,786
Year-to-date 2007	14	2.2	110	17.1	172	26.8	137	21.3	209	32.6	642	307,182	334,352
Hamilton City													
June 2008	1	5.0	1	5.0	3	15.0	9	45.0	6	30.0	20	336,250	331,208
June 2007	0	0.0	1	3.8	6	23.1	7	26.9	12	46.2	26	349,450	333,215
Year-to-date 2008	2	1.5	6	4.6	25	19.2	53	40.8	44	33.8	130	331,655	340,163
Year-to-date 2007	2	1.9	9	8.4	22	20.6	32	29.9	42	39.3	107	342,000	333,001
Stoney Creek City													
June 2008	0	0.0	0	0.0	5	29.4	4	23.5	8	47.1	17	349,990	361,830
June 2007	0	0.0	2	14.3	6	42.9	2	14.3	4	28.6	14	289,400	325,543
Year-to-date 2008	0	0.0	2	2.1	25	25.8	31	32.0	39	40.2	97	341,900	355,162
Year-to-date 2007	0	0.0	4	6.3	24	37.5	17	26.6	19	29.7	64	313,400	340,572
Ancaster City													
June 2008	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	500,000	535,260
June 2007	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	427,000	450,539
Year-to-date 2008	0	0.0	0	0.0	1	1.9	2	3.7	51	94.4	54	488,449	501,116
Year-to-date 2007	0	0.0	0	0.0	2	1.7	15	12.7	101	85.6	118	409,750	463,363
Dundas Town													
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	483,416	536,152
Year-to-date 2007	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	--	--
Flamborough													
June 2008	0	0.0	3	30.0	0	0.0	0	0.0	7	70.0	10	534,500	478,500
June 2007	3	33.3	3	33.3	1	11.1	0	0.0	2	22.2	9	--	--
Year-to-date 2008	1	2.6	8	20.5	2	5.1	4	10.3	24	61.5	39	432,000	509,572
Year-to-date 2007	6	18.2	5	15.2	1	3.0	2	6.1	19	57.6	33	379,000	394,375
Glanbrook													
June 2008	0	0.0	0	0.0	2	14.3	6	42.9	6	42.9	14	347,450	358,017
June 2007	0	0.0	5	10.9	20	43.5	17	37.0	4	8.7	46	294,450	292,627
Year-to-date 2008	0	0.0	3	3.6	15	17.9	27	32.1	39	46.4	84	345,950	342,242
Year-to-date 2007	6	1.9	92	29.3	120	38.2	71	22.6	25	8.0	314	269,695	277,252
Burlington City													
June 2008	0	0.0	0	0.0	0	0.0	3	7.9	35	92.1	38	448,990	475,691
June 2007	0	0.0	0	0.0	0	0.0	18	51.4	17	48.6	35	325,000	469,922
Year-to-date 2008	0	0.0	0	0.0	0	0.0	17	7.0	226	93.0	243	403,990	462,758
Year-to-date 2007	0	0.0	20	10.7	1	0.5	92	49.2	74	39.6	187	322,000	421,178
Grimsby Town													
June 2008	0	0.0	0	0.0	0	0.0	8	66.7	4	33.3	12	336,900	354,567
June 2007	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	6	8.7	40	58.0	23	33.3	69	335,900	367,175
Year-to-date 2007	0	0.0	0	0.0	4	19.0	8	38.1	9	42.9	21	341,900	354,757

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
June 2008	1	0.8	4	3.0	10	7.6	31	23.5	86	65.2	132	393,450	424,049
June 2007	3	2.0	11	7.2	34	22.4	49	32.2	55	36.2	152	323,500	361,168
Year-to-date 2008	3	0.4	19	2.6	74	10.2	174	24.0	456	62.8	726	377,990	409,780
Year-to-date 2007	14	1.6	130	15.3	177	20.8	237	27.9	292	34.4	850	322,000	353,958

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
June 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $174,999		$175,000 - $199,999		$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
June 2008	0	0.0	0	0.0	6	35.3	0	0.0	11	64.7	17	275,000	270,353
June 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2008	1	1.0	0	0.0	16	16.5	4	4.1	76	78.4	97	335,000	326,794
Year-to-date 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
June 2008	0	0.0	6	20.7	2	6.9	5	17.2	16	55.2	29	210,000	218,776
June 2007	2	7.1	6	21.4	2	7.1	6	21.4	12	42.9	28	195,000	199,750
Year-to-date 2008	5	3.6	17	12.1	12	8.6	18	12.9	88	62.9	140	225,000	228,356
Year-to-date 2007	10	6.6	31	20.5	19	12.6	40	26.5	51	33.8	151	185,000	188,242
Brantford CMA													
June 2008	0	0.0	6	13.0	8	17.4	5	10.9	27	58.7	46	221,000	237,837
June 2007	3	5.9	6	11.8	5	9.8	6	11.8	31	60.8	51	230,000	235,196
Year-to-date 2008	6	2.5	17	7.2	28	11.8	22	9.3	164	69.2	237	244,900	268,645
Year-to-date 2007	11	5.8	31	16.3	31	16.3	41	21.6	76	40.0	190	190,000	200,198

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2008						
Submarket	June 2008	June 2007	% Change	YTD 2008	YTD 2007	% Change
Hamilton CMA	424,049	361,168	17.4	409,780	353,958	15.8
New City of Hamilton	410,285	328,194	25.0	385,786	334,352	15.4
Hamilton City	331,208	333,215	-0.6	340,163	333,001	2.2
Stoney Creek City	361,830	325,543	11.1	355,162	340,572	4.3
Ancaster City	535,260	450,539	18.8	501,116	463,363	8.1
Dundas Town	--	--	n/a	536,152	--	n/a
Flamborough	478,500	--	n/a	509,572	394,375	29.2
Glanbrook	358,017	292,627	22.3	342,242	277,252	23.4
Burlington City	475,691	469,922	1.2	462,758	421,178	9.9
Grimsby Town	354,567	--	n/a	367,175	354,757	3.5
Brantford CMA	237,837	235,196	1.1	268,645	200,198	34.2
Brant City	270,353	n/a	n/a	326,794	n/a	n/a
Brantford City	218,776	199,750	9.5	228,356	188,242	21.3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton June 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	786	0.0	1,103	1,545	1,556	70.9	255,753	6.0	260,107
	February	1,031	-10.3	1,113	1,465	1,541	72.2	272,953	12.5	264,300
	March	1,273	-6.3	1,124	1,861	1,595	70.5	261,021	3.8	260,714
	April	1,351	12.8	1,155	1,929	1,606	71.9	265,506	6.9	265,735
	May	1,529	10.4	1,197	2,148	1,647	72.7	279,496	10.5	268,206
	June	1,472	19.3	1,206	1,850	1,623	74.3	269,676	7.7	264,660
	July	1,358	26.4	1,235	1,635	1,588	77.8	268,561	10.4	273,137
	August	1,189	8.0	1,143	1,561	1,558	73.4	270,893	6.8	271,533
	September	986	-5.4	1,118	1,694	1,657	67.5	264,209	6.2	264,977
	October	1,230	11.5	1,187	1,509	1,529	77.6	278,180	11.6	284,170
	November	1,036	6.6	1,152	1,199	1,587	72.6	267,560	6.5	271,753
	December	625	-4.9	1,133	592	1,501	75.5	261,728	5.5	275,744
2008	January	783	-0.4	1,124	1,608	1,621	69.3	278,189	8.8	276,291
	February	998	-3.2	1,040	1,514	1,534	67.8	276,297	1.2	272,739
	March	1,057	-17.0	1,042	1,617	1,552	67.1	289,226	10.8	284,331
	April	1,381	2.2	1,112	2,272	1,713	64.9	283,846	6.9	288,547
	May	1,435	-6.1	1,144	2,179	1,698	67.4	293,927	5.2	283,869
	June	1,325	-10.0	1,101	1,888	1,652	66.6	287,249	6.5	284,531
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	4,352	14.0		5,927			271,831	8.4	
	Q2 2008	4,141	-4.8		6,339			288,428	6.1	
	YTD 2007	7,442	4.7		10,798			268,440	8.0	
	YTD 2008	6,979	-6.2		11,078			285,666	6.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford June 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	150	8.7	196	289	287	68.3	191,676	-0.4	199,413
	February	201	-1.5	195	296	291	67.0	201,513	6.0	207,991
	March	210	-9.9	176	285	267	65.9	213,605	9.8	215,594
	April	211	-0.5	188	339	306	61.4	219,906	8.0	213,436
	May	259	18.3	204	380	297	68.7	208,469	1.1	205,716
	June	242	30.1	201	350	298	67.4	213,881	10.6	209,399
	July	219	22.3	202	316	291	69.4	209,088	1.7	207,106
	August	222	23.3	204	289	286	71.3	203,560	4.5	205,951
	September	161	0.0	186	292	292	63.7	206,141	0.5	209,279
	October	175	-1.7	190	308	313	60.7	211,004	9.4	214,311
	November	165	18.7	201	216	272	73.9	216,462	5.1	208,557
	December	90	-18.2	162	91	251	64.5	211,281	4.5	215,487
2008	January	145	-3.3	186	304	312	59.6	205,398	7.2	216,580
	February	158	-21.4	153	322	296	51.7	229,561	13.9	230,543
	March	198	-5.7	188	288	305	61.6	219,169	2.6	222,188
	April	224	6.2	183	418	312	58.7	223,198	1.5	219,061
	May	236	-8.9	187	387	315	59.4	222,549	6.8	215,067
	June	237	-2.1	194	331	295	65.8	220,726	3.2	219,079
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	712	15.4		1,069			213,698	6.1	
	Q2 2008	697	-2.1		1,136			222,138	3.9	
	YTD 2007	1,273	6.8		1,939			209,164	6.1	
	YTD 2008	1,198	-5.9		2,050			220,600	5.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
June 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	145.6	108.6	366.9	6.3	66.3	759
	February	679	6.50	6.65	146.6	109.7	368.1	6.2	66.4	751
	March	669	6.40	6.49	147.3	110.8	369.8	6.5	66.9	753
	April	678	6.60	6.64	148.2	111.1	372.6	6.1	67.1	762
	May	709	6.85	7.14	148.8	111.6	375.2	6.1	67.5	775
	June	715	7.05	7.24	149.3	111.1	374.7	6.0	67.4	790
	July	715	7.05	7.24	149.6	111.1	377.8	5.9	67.8	792
	August	715	7.05	7.24	148.5	110.9	380.2	5.5	67.9	802
	September	712	7.05	7.19	148.9	111.0	378.4	5.6	67.6	810
	October	728	7.25	7.44	149.1	110.9	376.0	5.7	67.2	822
	November	725	7.20	7.39	149.4	111.2	372.7	6.0	66.8	823
	December	734	7.35	7.54	149.3	111.1	373.0	5.9	66.7	815
2008	January	725	7.35	7.39	150.7	110.9	373	5.9	66.7	807
	February	718	7.25	7.29	151.9	111.4	374.1	5.9	66.9	805
	March	712	7.15	7.19	153.1	111.7	375.7	6.2	67.3	804
	April	700	6.95	6.99	152.9	112.5	376.9	6.3	67.5	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.1	67.5	801
	June	710	6.95	7.15		114.2	379.0	6.0	67.6	795
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
June 2008

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.3	108.6	50.0	8.2	69.2	684
	February	679	6.50	6.65	139.4	109.7	50.3	7.9	69.2	690
	March	669	6.40	6.49	139.7	110.8	50.8	7.4	69.3	698
	April	678	6.60	6.64	139.8	111.1	51.6	6.9	69.8	695
	May	709	6.85	7.14	140.3	111.6	51.4	6.8	69.5	699
	June	715	7.05	7.24	141.0	111.1	51.5	7.0	69.9	700
	July	715	7.05	7.24	141.3	111.1	51.2	6.3	68.7	708
	August	715	7.05	7.24	141.8	110.9	50.5	6.3	67.7	725
	September	712	7.05	7.19	142.1	111.0	50.6	5.4	67.2	742
	October	728	7.25	7.44	142.2	110.9	50.8	4.9	66.9	756
	November	725	7.20	7.39	143.1	111.2	51.3	4.6	67.5	758
	December	734	7.35	7.54	143.3	111.1	51.0	5.2	67.4	771
2008	January	725	7.35	7.39	144.5	110.9	51	6.1	68.2	779
	February	718	7.25	7.29	145.2	111.4	51.2	6.4	68.2	785
	March	712	7.15	7.19	145.6	111.7	51.2	6.9	68.5	779
	April	700	6.95	6.99	145.8	112.5	51.1	7.0	68.5	775
	May	679	6.15	6.65	145.9	113.6	51.4	7.2	69.0	773
	June	710	6.95	7.15		114.2	51.6	7.0	69.0	764
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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